

Address: 7645 Melody Commons Court #8



Listing #	07-10170	Price-List	\$ 230,000
Status	Active	Near	Anchorage
Zip Code	99504	Type	Residential
Bedrooms	3	Baths	4.00
Acres	0.00	Carpport #	0
Garage #	2	Latitude	61.221799
Longitude	-149.737636	Unit #	#8
Year Built	2004		

MLS Area: 45 - Boniface Pkwy to Muldoon Rd
Borough/Census Area: 1A - Anchorage Municipality
Region: 1 - Southcentral Alaska Region
Builder Name & Co: Prestige Homes
Zoning: R2M - Multi Family Residential

School-Elementary	Creekside Park	School-Middle	Clark	School-High	Bartlett
Energy Rating		Remote Description		SF-Gar	449
SF-Lot	0	SF-Res	2,291	LPSqFt\$	100.39
Tax ID	0060331700801	Tax Map #-Mat-Su	N/A	Grid # (Muni Anch)	SW1240
Taxes	\$ 3,346	Tax Year	2006	Construction Status	Existing Structure
Year Remodeled		Year Updated			

Directions: West on Duben from Muldoon Rd. Rt on Melody Pl which turns Rt into Melody Commons Ct. Last unit on left.

Legal: Melody Commons #8

Public Remarks: Best location top of hill at end of street w/unobstructed easterly views of mountains. Solid-surface counters, stainless appliances. Functional 3-level plan w/master suite on main level. Two secondary BR's upstairs each have own bath. Family room on lower level has bath. About half of lower level is partially finished storage/hobby areas. Virtual tour, info pkg on listing licensee website.

Residential Type: Site Condo-Attached; Townhouse	Heat Type: Forced Air	Wtrfrnt-Access Near: None
Association Info: Dues-HOA Name: Melody Commons; Dues-HOA Phone #: 345-4110; Dues-Amount: 142.50; Dues-Frequency: Monthly	Fuel Type: Natural Gas	New Finance (Terms): AHFC; Cash; Conventional; FHA; Other - See Remarks; VA
Construction Type: Wood Frame	Sewer Type: Public	Mortgage Info: EM Minimum Deposit: 2,500
Exterior Finish: Wood	Water-Type: Public	Docs Avl for Review: Docs Posted on MLS; Floor Plan; Prop Discl Available; Re-Sale Cert
Roof Type: Asphalt/Comp Shingle	Dining Room Type: Breakfast Nook/Bar; Area	
Foundation Type: Concrete Block	Access Type: Dedicated Road; Paved; Maintained	
Miscellaneous: Basement Status: Finished	View Type: Mountains; Unobstructed	
Floor Style: Two-Story W/Bsmnt	Topography: Level	
Garage Type: Heated; Tuck Under	Wtrfrnt-Frontage: None	
Carpport Type: None		

Features-Interior: Basement; Dishwasher; Disposal; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Wash&/Or Dryer Hkup; Window Coverings; Workshop; BR/BA on Main Level; CO Detector(s); Carpet; Hardwood Flooring; Smoke Detector(s)

Features-Additional: View; Covenant/Restriction; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Road Service Area; In City Limits; DSL/Cable Available

Room Name	Room Level	No. of Rooms	Room Remarks	Room Name	Room Level	No. of Rooms	Room Remarks
Dining Room	3	1	Area, bkfst bar	Bath-Full	1	1	
Family Room	1	1		Bath-Full	3	2	
Kitchen	3	1		Master Bedroom	2	1	
Living Room	3	1		Master Bedroom	2	1	
Utility Room	2	1		Bedroom	3	2	
Extra Room	1	1	Mechanical				
Extra Room	1	1	Workshop/Bonus				

LO: Coldwell Banker Best Properties (907) 562-7653

All information is deemed reliable, but is not guaranteed. Measurements are approximations. School boundaries are subject to change. Verification of listing data by all parties is recommended. See [copyright notice](#).

Prepared by Niel Thomas, ABR, CCIM, CRS on Monday, October 01, 2007 11:56 AM

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